

# JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR  
CARL S. CZAPLICKI  
DEPARTMENT DIRECTOR

August 24, 2011

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
30 Journal Square  
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, August 30, 2011 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Carl Czaplicki, Director,  
HEDC  
File

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of August 23, 2011

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in staff
5. Correspondence
6. Old Business:
7. New Business:
  
8. Review and discussion of amendments to the Land Development Ordinance regarding fees for "Special Meetings" of the Historic Preservation Commission and Applications & Checklist language. **Recommended to City Council for Adoption.**
  
9. Case: P11-054 Preliminary & Final Major Site Plan  
Applicant: Jersey City Unleashed, LLC  
Attorney: James J. Burke, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 619 Marin Blvd.  
Block: 223 Lots: PI.A, 3  
Zone: Jersey Avenue Redevelopment Plan  
Description: Adaptive re-user of industrial building and storage yard for a pet daycare and boarding facility  
**Decision: Approved with conditions.**
  
10. Case: P11-039 Minor Site Plan  
Applicant: Jorge Mastropietro  
Attorney: Jon Campbell.  
Review Planner: Jeffrey Wenger  
Address: 93 Bright Street  
Block: 304 Lots: B  
Zone: Van Vorst Park Historic District  
Description: Construction of new 4 unit 4 story townhome  
**Decision: Approved with conditions.**
  
11. Case: P11-011 Preliminary/Final Major Site Plan  
Applicant: Al-Tawheed Islamic Center  
Attorney: Aiman Ibrahim  
Review Planner: Jeffrey Wenger  
Address: 991 West Side Avenue  
Block: 1612 Lots: A.5  
Zone: R-1, One and Two Family Housing  
Description: Replace parking garage with walled surface parking lot.  
**Decision: Approved.**
  
12. Case: P11-038 Minor Site Plan  
Applicant: Magdalena Correa  
Attorney: pro se  
Review Planner: Kristin Russell  
Address: 480 ½ Pacific Ave.  
Block: 2098 Lots: 32  
Zone: Lafayette Park Redevelopment Plan  
Description: Side yard parking  
**Decision: Approved.**
  
13. Case: P11-023 Preliminary & Final Major Site Plan with "c" variances  
Applicant: Eastern International College  
Attorney: Robert Gaccione, Esq.  
Review Planner: Kristin Russell  
Address: 684 Newark Ave.  
Block: 593.1 Lots: 2  
Zone: St. John's Redevelopment Plan  
Description: Addition to existing school building  
Variances: lot coverage  
**Decision: Approved.**

14. Case: P06-177 Final Major Site Plan  
Applicant: Hajjar Medical Office Building of JC, LLC  
Attorney: Eugene O'Connell, Esq.  
Review Planner: Kristin Russell  
Address: 631-645A Grand Street  
Block: 2058 Lots: 18, S  
Zone: Morris Canal Redevelopment Plan  
Description: New 3-story, 31,911 sf medical office building with 32 parking spaces.  
Originally approved on May 13, 2008.  
**Decision: Approved.**
15. Case: P08-103.1 Amended Minor Site Plan with "c" variances  
Applicant: Rohan Somar  
Attorney: Ron Shaljian, Esq.  
Review Planner: Kristin Russell  
Address: 467 Palisade Ave.  
Block: 767 Lots: 39  
Zone: R-2, Multi-family Attached Housing  
Description: Originally approved April 7, 2009. Significant unapproved façade and floorplan changes, changes to total square footage, material downgrades, coverage and FAR changes.  
Variances: height, first floor glazing  
**Carry to September 13, 2011**
12. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey City Approving proposed amendments to the JC LDO regarding the Medical District in Greenville.
  2. Resolution of the Planning Board of the City of Jersey City Approving proposed amendments to the Liberty Harbor North Redevelopment Plan.
  3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan with "c" variances # P 11-053 submitted by Ocean Green Senior Apartments, L.P. ( 742-748 Ocean Avenue).
13. Executive Session, as needed, to discuss litigation, personnel or other matters  
14. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD